



JOHNSON FELLOWS

CHARTERED SURVEYORS

Bream, Coleford Road, GL15 6ES

Retail Premises - Leasehold



LOCATION

The property is situated within the Gloucestershire Village of Bream in the Forest of Dean. Bream is situated some 3.7 Miles North of Lydney and 22 miles South West of Gloucester. The Village has a local population of 3,170 as at the 2011 Census.

The subject property occupies a prominent position onto the B4231 Coleford Road and is adjoined by a new Co-op Convenience Store.

DESCRIPTION

The subject property comprises a ground floor retail showroom together with ancillary staff accommodation. The site benefits from shared rear servicing and a customer parking area to the front.

ACCOMMODATION

The accommodation comprises the following net internal areas:

Ground Floor Sales	107.72 sq m	1160 sq ft
Rear Ancillary	10.14 sq m	109 sq ft

TENURE

The premises are available by way of a **Sublease Outside the Act** for a term of years to be agreed up to September 2046. The lease will be Internal Repairing subject to a contribution to an ad hoc service charge in respect of external repairs as and when required.

USE

The property can be used for any use within Class E.

Takeaway use within Sui Generis will be considered subject to Landlords Consent and Planning Consent.

RENT

£11,000 pax

VAT

VAT will apply.

BUSINESS RATES

Awaiting assessment.

EPC

B27

LEGAL COSTS

Each party will be responsible for its own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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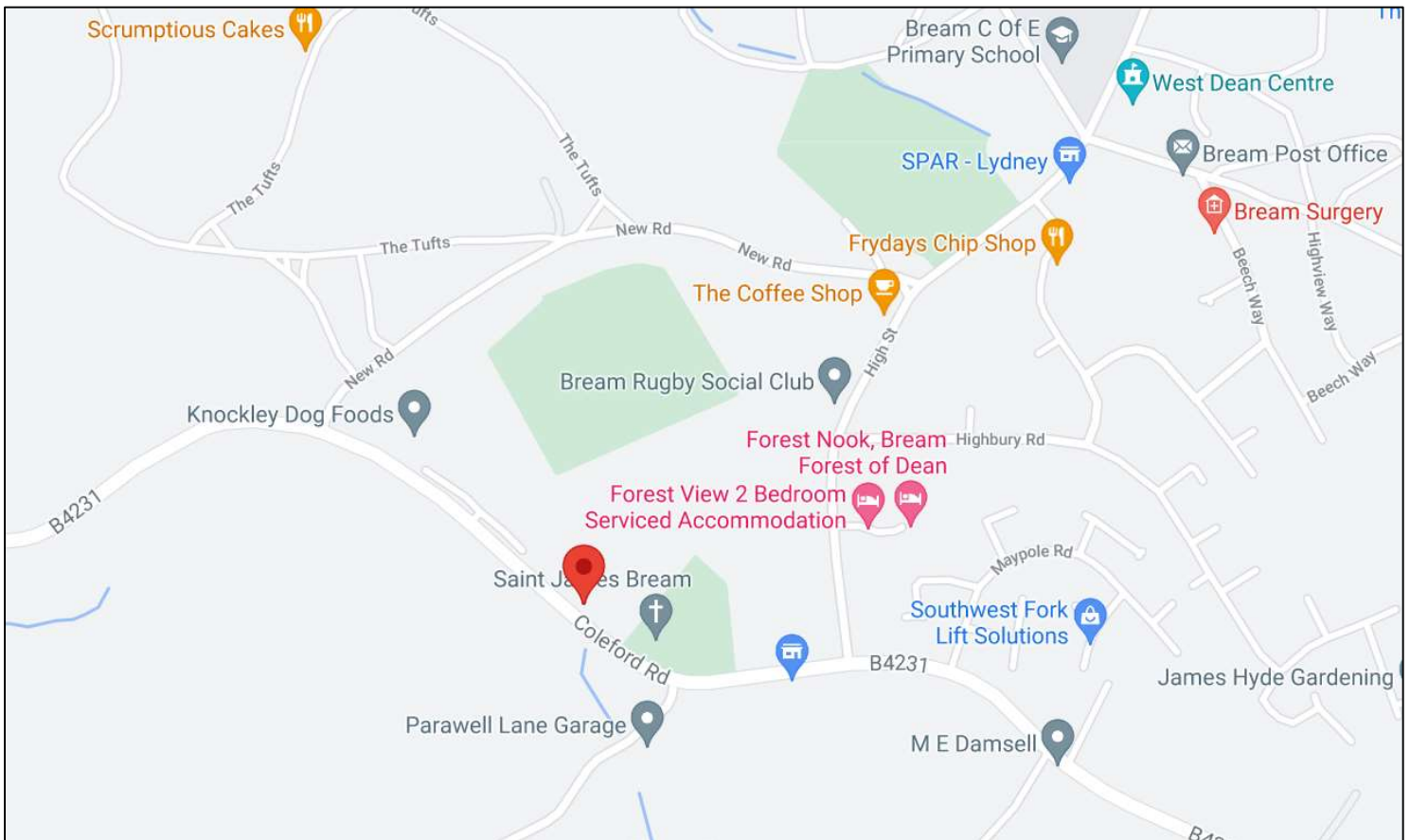


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